



**VISTA
COMMUNITY DEVELOPMENT
DISTRICT**

**PALM BEACH COUNTY
REGULAR BOARD MEETING
NOVEMBER 7, 2019
10:00 A.M.**

Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

www.vistacdd.org
561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
VISTA
COMMUNITY DEVELOPMENT DISTRICT
2100 Emerald Dunes Drive
West Palm Beach, FL 33411
REGULAR BOARD MEETING
November 7, 2019
10:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Additions or Deletions to Agenda
- E. Comments from the Public for Items Not on the Agenda
- F. Approval of Minutes
 - 1. June 6, 2019 Regular Board Meeting & Public Hearing.....Page 3
- G. Old Business
- H. New Business
 - 1. Consider Resolution No. 2019-04 – Adopting a Fiscal Year 2018/2019 Amended Budget.....Page 6
- I. Administrative Matters
- J. Board Members Comments
- K. Adjourn

PROOF OF PUBLICATION STATE OF FLORIDA

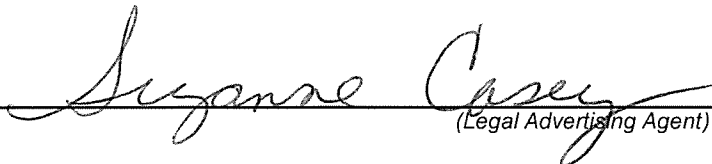
PUBLIC NOTICE

Before the undersigned authority, personally appeared Suzanne Casey, who on oath, says that he/she is a Legal Advertising Representative of The Palm Beach Post, a daily and Sunday newspaper, published in West Palm Beach and distributed in Palm Beach County, Martin County, and St. Lucie County, Florida; that the attached copy of advertising for a Legal - PublicNotice was published in said newspaper on: first date of Publication 09/24/2019 and last date of Publication 09/24/2019. Affiant further says that the said The Palm Beach Post is a newspaper published in West Palm Beach, in said Palm Beach County, Florida and that the said newspaper has heretofore been continuously published in said Palm Beach County, Florida, daily and Sunday and has been entered as second class mail matter at the post office in West Palm Beach, in said Palm Beach County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in said newspaper.

VISTA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

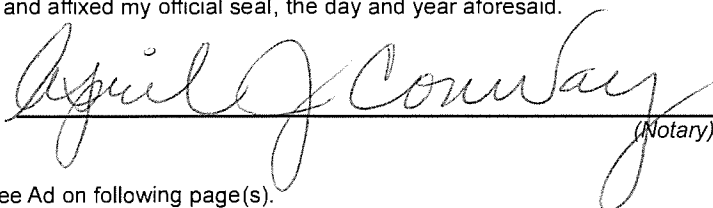
Invoice/Order Number:	0000514301
Ad Cost:	\$271.76
Paid:	\$0.00
Balance Due:	\$271.76

Signed

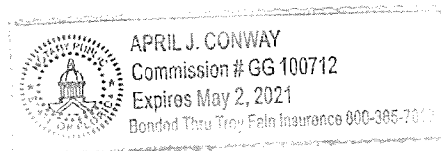

(Legal Advertising Agent)

Sworn or affirmed to, and subscribed before me, this 25th day of September, 2019 in Testimony whereof, I have hereunto set my hand and affixed my official seal, the day and year aforesaid.

Signed


(Notary)

Please see Ad on following page(s).



VISTA CDD
2501 BURNS RD
STE A
PALM BEACH GARDENS, FL 33410-5207

Invoice/Order Number: 0000514301
Ad Cost: \$271.76
Paid: \$0.00
Balance Due: \$271.76

**VISTA COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2019/2020
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Vista Community Development District has set the Fiscal Year 2019/2020 Regular Meeting Schedule to reflect that meetings will be held at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411 at 10:00 a.m. on the following dates:

October 3, 2019
November 7, 2019
December 5, 2019
January 2, 2020
February 6, 2020
March 5, 2020
April 2, 2020
May 7, 2020
June 4, 2020
July 2, 2020
August 6, 2020
September 3, 2020

The purpose of the meetings is to conduct all business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agendas for any of the meetings may be obtained from the District's website or by contacting the District Manager at (561) 630-4922 and/or toll free at 1-877-737-4922 prior to the date of the particular meeting.

From time to time one or more Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place. Meetings may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at (561) 630-4922 and/or toll-free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled without advertised notice.

VISTA COMMUNITY
DEVELOPMENT DISTRICT

www.vistacdd.org
9-24/2019

0000514301-01

**VISTA COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
JUNE 6, 2019**

A. CALL TO ORDER

District Manager Jason Pierman called the June 6, 2019, Regular Board Meeting of the Vista Community Development District to order at 10:03 a.m. at 2100 Emerald Dunes Drive, West Palm Beach, Florida 33411.

B. PROOF OF PUBLICATION

Mr. Pierman presented proof of publication that notice of the Regular Board Meeting had been published in *The Palm Beach Post* on September 21, 2018, as legally required.

C. ESTABLISH A QUORUM

Mr. Pierman determined that the attendance of the following Supervisors constituted a quorum and it was in order to proceed with the meeting: Chairman Kenneth R. Green, Vice Chairperson Lesley Rey and Supervisor Keith McPherson.

Staff in attendance were: District Manager Jason Pierman of Special District Services, Inc.; and General Counsel Scott Cochran of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. March 7, 2019, Regular Board Meeting

Mr. Pierman presented the minutes of the March 7, 2019, Regular Board Meeting and asked if there were any changes.

A **motion** was then made by Mr. McPherson, seconded by Ms. Rey and unanimously passed approving the minutes of the March 7, 2019, Regular Board Meeting, as presented.

Mr. Pierman then recessed the Regular Board Meeting and opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Mr. Pierman presented proof of publication that notice of the Public Hearing had been published in *The Palm Beach Post* on May 17, 2019, and May 24, 2019, as legally required.

2. Receive Public Comment on Fiscal Year 2019/2020 Final Budget

Mr. Pierman noted that no members of the public were in attendance.

3. Consider Resolution No. 2019-02 – Adopting a Fiscal Year 2019/2020 Final Budget

Mr. Pierman presented Resolution No. 2019-02, entitled:

RESOLUTION NO. 2019-02

**A RESOLUTION OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT
ADOPTING A FISCAL YEAR 2019/2020 BUDGET.**

A **motion** was made by Ms. Rey, seconded by Mr. McPherson and passed unanimously to adopt Resolution No. 2019-02, as presented.

Mr. Pierman then closed the Public Hearing and reconvened the Regular Board Meeting.

H. OLD BUSINESS

There were no Old Business items to come before the Board.

I. NEW BUSINESS

1. Consider Resolution No. 2019-03 – Adopting a Fiscal Year 2019/2020 Meeting Schedule

Mr. Pierman presented Resolution No. 2019-03, entitled:

RESOLUTION NO. 2019-03

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA
COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR
MEETING SCHEDULE FOR FISCAL YEAR 2019/2020 AND SETTING THE
TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING
AN EFFECTIVE DATE.**

A **motion** was made by Ms. McPherson, seconded by Ms. Rey and passed unanimously to adopt Resolution No. 2019-03, as presented.

J. ADMINISTRATIVE MATTERS

1. Statement of Financial Interest – 2018 Form 1

Mr. Pierman reminded the Board to submit their 2018 Form 1s before the July 1 deadline.

Mr. Pierman noted that the next meeting was scheduled for November 7, 2019.

K. BOARD MEMBER COMMENTS

There were no comments from the Board.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. McPherson, seconded by Ms. Rey and unanimously passed to adjourn the Regular Board Meeting at 10:09 a.m.

Secretary/Assistant Secretary

Chair/Vice-Chair

RESOLUTION NO. 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2018/2019 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Vista Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE VISTA COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2018/2019 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of November, 2019.

ATTEST:

**VISTA
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Vista
Community Development District

**Amended Final Budget For
Fiscal Year 2018/2019
October 1, 2018 - September 30, 2019**

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- I **AMENDED FINAL OPERATING FUND BUDGET**
- II **AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
O & M Assessments	52,427	52,647	52,647
Debt Assessments	369,846	370,028	370,028
Other Revenues	0	0	0
Interest Income	240	215	207
TOTAL REVENUES	\$ 422,513	\$ 422,890	\$ 422,882
EXPENDITURES			
Engineering/Inspections	2,500	2,500	1,200
Management	19,416	19,416	19,416
Legal	8,000	7,200	7,200
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,300	3,300	3,300
Arbitrage Rebate Fee	650	650	650
Insurance	6,355	5,000	5,000
Legal Advertisements	1,400	1,400	967
Miscellaneous	800	500	70
Postage	250	125	107
Office Supplies	425	275	250
Dues & Subscriptions	175	175	175
Trustee Fee	3,750	4,023	4,023
Continuing Disclosure Fee	1,000	1,000	1,000
Website Management	1,500	1,500	1,500
TOTAL EXPENDITURES	\$ 55,521	\$ 53,064	\$ 50,858
REVENUES LESS EXPENDITURES	\$ 366,992	\$ 369,826	\$ 372,024
Bond Payments	(347,656)	(359,599)	(359,599)
BALANCE	\$ 19,336	\$ 10,227	\$ 12,425
County Appraiser & Tax Collector Fee	(8,445)	(5,014)	(5,014)
Discounts For Early Payments	(16,891)	(7,815)	(7,815)
EXCESS/ (SHORTFALL)	\$ (6,000)	\$ (2,602)	\$ (404)
Carryover From Prior Year	6,000	6,000	0
NET EXCESS/ (SHORTFALL)	\$ -	\$ 3,398	\$ (404)

FUND BALANCE AS OF 9/30/18
FY 2018/2019 ACTIVITY
FUND BALANCE AS OF 9/30/19

\$108,672
(\$2,602)
\$106,070

Notes

Carryover From Prior Year Of \$6,000 was used to reduce Fiscal Year 2018/2019 Assessments.
\$5,100 Of Fund Balance To Be Used To Reduce 2019/2020 Assessments.

AMENDED FINAL BUDGET
VISTA COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2018/2019
OCTOBER 1, 2018 - SEPTEMBER 30, 2019

	FISCAL YEAR 2018/2019 BUDGET 10/1/18 - 9/30/19	AMENDED FINAL BUDGET 10/1/18 - 9/30/19	YEAR TO DATE ACTUAL 10/1/18 - 9/29/19
REVENUES			
Interest Income	300	6,950	6,902
NAV Tax Collection	347,656	359,599	359,599
Total Revenues	\$ 347,956	\$ 366,549	\$ 366,501
EXPENDITURES			
Principal Payments	130,000	130,000	130,000
Interest Payments	217,956	221,450	221,450
Transfer To Construction Fund	0	22,219	13,031
Total Expenditures	\$ 347,956	\$ 373,669	\$ 364,481
Excess/ (Shortfall)	\$ -	\$ (7,120)	\$ 2,020

FUND BALANCE AS OF 9/30/18
FY 2018/2019 ACTIVITY
FUND BALANCE AS OF 9/30/19

\$416,802
(\$7,120)
\$409,682

Notes

Reserve Fund Balance = \$269,325*. Revenue Fund Balance = \$140,357*.

Revenue Fund Balance To Be Used To Make 11/1/2019 Interest Payment Of \$107,231.

* Approximate Amounts

Series 2006 Bond Information

Original Par Amount =	\$5,170,000	Annual Principal Payments Due:
Interest Rate =	5.38%	May 1st
Issue Date =	November 2006	Annual Interest Payments Due:
Maturity Date =	May 2037	May 1st & November 1st
Par Amount As Of 9/30/19 =	\$3,990,000	